

# Cross-Dock Blood Laboratory and Distribution Center

Eatontown, New Jersey



After

After

Before

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## **The Project**

An 8,000 square foot blood laboratory, blood component manufacturing and blood storage/distribution facility serving central, New Jersey. The mission-critical facility contains laboratory administrative offices, and cGMP laboratory space.

- Class "A" Build Out
- High Security Facility utilizing CCTV, Nightvision, Proximity Readers, Biometrics, Alarms and Tamper Resistant Hardware
- Facility 100% supported by 250kw Diesel Generator
- VOIP Communication System
- Custom Designed, Solid Surface Laboratory Casework
- Fully Secured GMP Envelope
- LEAN, Unidirectional Laboratory Process Flow
- HEPA Filtration and Redundant Mechanical Systems
- Four 100% Redundant Walk-In Environmental Chambers
- Latest Finishes and Materials Utilized in Laboratory
- Facility Fully Compliant with FDA and European Union Requirements

A bid-build delivery method was selected for this tenant improvement project. Construction took approximately 19 weeks from mobilization to substantial completion.

## **Responsibility**

### **Jeffrey Frederic, Project Executive/Owner's Rep**

The project originated with the request to explore options for expansion on an owned corporate headquarters campus located in Shrewsbury, NJ. Due to increased volume, the existing laboratory had outgrown the available space. There were also facility compliance issues. The amount of build able space on the campus was less than optimal, and quick municipal approval would not be possible, if even attainable. The decision was made to build a "right sized" facility, in leased space, in the adjoining borough of Eatontown, allowing for future growth.

Jeffrey Frederic's involvement began with the feasibility analysis and continued through the programming and capital budgeting. He worked with his client on site selection and helped to hammer out the details for a ten year lease. Jeff also cleared the way for any entitlement issues. Mr. Frederic, and his staff, then oversaw the design development phase for (architecture / engineering / interior design) and the complete production of construction documents. His office issued the RFP's and Jeff collaborated with his client on the award and execution of the contract. This was a union project, in a heavily unionized geography.

Once construction was underway, Mr. Frederic served as the Construction Manager/Owners Rep for the project. He worked with users to design custom solid surface laboratory casework and had it fabricated. He was very involved in working with the users and vendors on the selection of laboratory equipment, office furniture, the facility validation process and the special arrangements necessary for the relocation of a multiple radioactive sources.

Mr. Frederic was successful in negotiating savings for his client, in excess of \$300,000, on this project. These savings resulted from direct negotiations, suggesting alternate vendors, value engineering and by contracting for services directly (across multiple divisions of work) that are typically handled by a general contractor. The successful coordination of this work into the project schedule was also handled by Jeff.

The project concluded with Jeff assisting his client with punch listing, move management and the facility opening process.